

Board Agenda Item
January 26, 2005

PRESENTATION 1 – ADMINISTRATIVE 1

Approval – Resolution Honoring Edward Nenstiel, Jr. upon His Retirement

ISSUE:

Approval of a resolution to honor the service and accomplishments of Mr. Edward Nenstiel, Jr. upon his retirement from the Park Authority.

RECOMMENDATION:

The Park Authority Director recommends approval of the resolution for Mr. Edward Nenstiel upon his departure from the Park Authority.

TIMING:

Board action is requested on January 26, 2005.

BACKGROUND:

Mr. Nenstiel has served as a dedicated Fairfax County Government employee for the past 30 years. He has contributed to the success of many Park Authority facilities, working as a Landscape Architect on more than 100 park projects.

Ed is considered to be at the forefront of his profession and has led the Planning and Development Division's migration to the use of electronic tools that support project management, green infrastructure modeling and the use of GIS and CADD technology.

His sense of design, his eagerness to please, and his willingness to mentor other employees made him a pleasure to work with. He will be missed by those who worked closely with him and saw his professional best in action on a daily basis and greatly respect his contributions to this agency since the early 1970's.

FISCAL IMPACT:

None

ENCLOSED DOCUMENTS:

Attachment 1: Resolution

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STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Lynn Tadlock, Director, Planning and Development Division

Kirk Holley, Planning and Development Division

Judith A. Pedersen, Public Information Officer

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PRESENTATION - 2

Annual Recreation Trends

Nick Duray will present a report highlighting nationwide recreation trends for 2004. This is the third annual report to the Board concerning recreation participation trends and stems from a strategy in the Leisure Opportunities issue area of the Fairfax County Park Authority Strategic Plan for 2002-2006. This strategy (Leisure Opportunities, 5.1) directed staff to "monitor and provide a clearinghouse of information ...from which the Park Authority Board can be informed of key trends annually."

ENCLOSED DOCUMENTS:

None.

STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Charlie Bittenbring, Director, Park Services Division

Nick Duray, Manager, Marketing Research and Planning, Park Services Division

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ADMINISTRATIVE - 2

Adoption of Minutes - January 12, 2005, Park Authority Board Meeting

ISSUE:

Approval of the minutes of the January 12, 2005, Park Authority Board meeting.

RECOMMENDATION:

The Park Authority Director recommends approval of the minutes of the January 12, 2005, Park Authority Board meeting.

TIMING:

Board action is requested on January 26, 2005.

FISCAL IMPACT:

None

ENCLOSED DOCUMENTS:

Attachment 1: Minutes of the January 12, 2005, Park Authority Board meeting

STAFF:

Michael A. Kane, Director
Timothy K. White, Deputy Director
Nancy L. Brumit, Administrative Assistant

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ACTION - 1

Approval - Comprehensive Agreement, Clemyjontri Park Development (Dranesville District)

ISSUE:

Approval of a Comprehensive Agreement with Orr Partners, LLC to develop certain recreational facilities at Clemyjontri Park under the provisions of the Public Private Education and Infrastructure Act of 2002 (PPEA).

RECOMMENDATION:

The Director of the Park Authority recommends approval of a Comprehensive Agreement with Orr Partners, Inc. and their General Subcontractors to develop certain recreational facilities at Clemyjontri Park under the provisions of the Public Private Education and Infrastructure Act of 2002 (PPEA). **(This item was reviewed by the Planning and Development Committee on January 5, 2005, and approved for submission to the Park Authority Board.)**

TIMING:

Board action is requested on January 26, 2005, in order to maintain the project schedule and conform with the restrictions of the gift deed for the property.

BACKGROUND:

Clemyjontri Park is planned as a unique countywide facility intended to provide all children, regardless of their disabilities, with a place to enjoy an innovative, barrier free park experience. A concept plan for the current project is included for reference as Attachment 1. The Park Authority has agreed to develop this facility in accordance with the conditions for acceptance of the park property. To date, the Park Authority has committed \$5.36 million toward the project. In addition, the Fairfax County Park Foundation, Inc. raised the balance of funds needed to cover the initial project cost of \$5.75 million. However, sufficient funds were not identified for all of the planned improvements

In June 2004, the Park Authority Board was informed that staff had been approached by a private donor interested in assisting with additional fund raising and donation of materials and services for the project toward the objective of funding the entire project

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at a substantial savings. On November 1, 2004, a proposal for development of certain facilities at Clemyjontri Park was received from Orr Partners, LLC. In accordance with the Fairfax County's PPEA Procedures, an initial review of the Orr proposal was conducted by the County's PPEA Core Team on November 8, 2004. The Core Team determined that:

1. There is a public need for or benefit derived from the qualifying project of the type proposed by the private entity;
2. The estimated cost of the qualifying project is reasonable in relation to similar facilities;
3. The private entity's plans will result in the timely acquisition, design, construction, improvement, renovation, expansion, equipping, maintenance, or operation of the qualifying project.

Following this determination, the project was referred to the Fairfax County Park Authority for detailed review of the proposal and negotiation of a Comprehensive Agreement. Public notice was provided in accordance with PPEA procedures. There were no competing proposals submitted within the forty-five (45) day notice period.

A draft of the Comprehensive Agreement is included for reference as Attachment 2. In the draft agreement, Orr Partners, LLC in association with their General Subcontractors, Turner Construction Company, The Clark Construction Group, Rand Construction and Crippen Construction, and the Fairfax County Park Authority agree to construct the following facilities:

PPEA Proposed Facilities

- Picnic Shelter
- Carousel Pavilion
- Restroom
- Office and Storage Buildings
- Arbor
- Entrance road with an 81-space parking lot, including bus parking.
- Frontage Improvements
- Site Trails
- Site and Transition Yard Landscaping/Fencing
- Site Work – SWM, Utilities, Misc. Furnishings

The total construction cost, including contingency, is not expected to exceed \$5,556,927.

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Work under this agreement is scheduled to begin on or about March 1, 2005, and should be completed within eight months. Staff anticipates opening the park for use in late November, early December 2005.

FISCAL IMPACT:

Based upon the draft agreement, funding in the amount not to exceed \$5,556,927 is needed to execute this agreement and fund the associated contingency, administrative costs and other Park Authority Work. Based on encumbrances and expenditures to date, funding is currently available in the amount of \$5,556,927 in Project 475598, Community Park Development, in Fund 370, Park Authority Bond Construction and other funds to execute this agreement and fund the associated contingency, administrative costs and other Park Authority Work.

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ENCLOSED DOCUMENTS:

Attachment 1: Phase 1 Development Concept for Clemyjontri Park

Attachment 2: Comprehensive Agreement (DRAFT)

STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Robert J. Brennan, Executive Director, Park Foundation

Cathy Muse, Director, Department of Purchasing and Supply Management

Dennis Bates, Senior Assistant County Attorney

Cindy Messinger, Director, Resource Management Division

Lynn S. Tadlock, Director, Planning and Development Division

John Pitts, Manager, Special Projects Branch

Mark Holsteen, Project Manager

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ACTION - 2

Approval – Ox Hill Battlefield Park Master Plan (Springfield District)

ISSUE:

Approval of the Master Plan (General Management Plan and Conceptual Development Plan) for Ox Hill Battlefield Park.

RECOMMENDATION:

The Park Authority Director recommends approval of the Master Plan for Ox Hill Battlefield Park. **(This item was reviewed by the Planning and Development Committee on January 5, 2005, and approved for submittal to the Park Authority Board.)**

TIMING:

Board action is requested on January 26, 2005, in order to maintain the project schedule.

BACKGROUND:

On July 14, 2004, the Park Authority Board reviewed the recommendation for the Master Plan of Ox Hill Battlefield Park and directed staff to proceed to a public hearing. The hearing was advertised throughout August and early September 2004 and occurred on September 13, 2004. The advertising consisted of a posting on the Park Authority web site, letters to property owners and registered community associations in proximity to the park, on-site signage placed along West Ox Road and Monument Drive and advertisements in the Center View, Burke Connection, and Fairfax Connection. A summary of the public hearing meeting is attached (Attachment 1).

Twenty-one speakers provided testimony at the joint public hearing for Ox Hill Battlefield Park and Confederate Fortifications (Union Mills) Historic Site. Eight of the twenty-one speakers provided comments related to Ox Hill Battlefield Park. All comments were supportive of the draft park plan. Many of the speakers thanked the Park Authority for its efforts in preserving and commemorating the important Civil War battlefield.

The public comment record remained open for written comments through October 13, 2004. During the comment period seven additional written comments in the form of mailed letters and/or e-mail messages were received. A summary of all written comments from the public comment period is attached (Attachment 2). The written

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comments from the public largely consisted of questions regarding parking, potential tree removal and cost of plan implementation. Staff responded in writing to the questions raised.

The master plan was not substantially revised following the public hearing and comment period. The attached master plan is identical to the one presented at the public hearing except for a few minor edits related to the date of the plan, the public hearing summary and references to "condominiums" rather than "multi-family units".

FISCAL IMPACT:

Staff salaries to complete this planning project will be from the General Fund 001 budget.

ENCLOSED DOCUMENTS:

- Attachment 1: Public Hearing Summary for Ox Hill Battlefield/Confederate Fortifications Master Plan dated September 12, 2004
- Attachment 2: Public Comments Summary for Ox Hill Battlefield Park
- Attachment 3: Draft -- Ox Hill Battlefield Park Master Plan (General Management Plan and Conceptual Development Plan) dated December 2004

STAFF:

Michael A. Kane, Director
Timothy K. White, Deputy Director
Lynn S. Tadlock, Director, Planning & Development Division
Kirk Holley, Manager, Park Planning Branch
Irish Grandfield, Project Manager, Master Planning
Liz Crowell, Resource Management Division

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ACTION - 3

Approval – Confederate Fortifications Historic Site General Management Plan (Springfield District)

ISSUE:

Approval of the General Management Plan for Confederate Fortifications (Union Mills) Historic Site.

RECOMMENDATION:

The Park Authority Director recommends approval of the General Management Plan (GMP) for Confederate Fortifications Historic Site. The Park Authority Director also recommends changing the park name from “Union Mills Historic Site” to “Confederate Fortifications Historic Site” as part of this General Management Plan approval. **(This item was reviewed by the Planning and Development Committee on January 5, 2005, and was approved for submission to the Park Authority Board.)**

TIMING:

Board action is requested on January 26, 2005, in order to maintain the project schedule.

BACKGROUND:

On July 14, 2004, the Park Authority Board reviewed the recommendation for the GMP of Confederate Fortifications Historic Site, Phase 1 and directed staff to proceed to a public hearing. The hearing was advertised in August and early September and occurred on September 13, 2004. The advertising consisted of a posting on the Park Authority web site, letters to property owners and registered community associations in proximity to the park, on-site signage placed along Balmoral Greens Avenue and advertisements in the Center View, Burke Connection, and Fairfax Connection. A summary of that meeting is attached (Attachment 1).

Twenty-one speakers provided testimony at the joint public hearing for Confederate Fortifications Historic Site and Ox Hill Battlefield Park. Sixteen of the twenty-one speakers provided comments related to Confederate Fortifications Historic Site. A majority of the comments were from residents of the Balmoral Greens subdivision adjacent to the park site. Concerns identified by residents near the park included parking, safety, traffic, restroom facilities and trails. A few other speakers were

supportive of the draft park plan. Many of the Balmoral Greens residents asked the Park Authority to alter the draft park plan.

The public comment record remained open for written comments through October 13, 2004. During the comment period fifteen additional written comments in the form of mailed letters and/or e-mail messages were received. A summary of all written comments from the public comment period is attached (Attachment 2).

The written comments from the public consisted largely of questions regarding parking, potential for a restroom facility, potential tree removal, community safety and timing/cost issues related to plan implementation. Staff responded in writing to the questions raised. The draft master plan was significantly revised following the public hearing and comment period to address a number of issues as follows:

Parking

Parking is needed since the entire park site has poor access except by car. Parking details such as location and design for this site need further study and will be addressed later when a Conceptual Development Plan is prepared for this site.

The community concern regarding parking focused on three issues:

1. Parking at Parcel F
2. Facilitation of illicit activity by providing parking
3. Aesthetics of parking areas

Parking at Parcel F

The park plan currently under consideration is a General Management Plan (not a Conceptual Development Plan). As such, it does not designate parking areas specifically but instead identifies general use zones. Two alternative entrance zones were shown at parcel F on the GMP map that went to public hearing. The vision of the GMP was that one of the two (but not both) may be needed since parcel F is separated from other parts of Confederate Fortifications Historic Site.

An entrance zone is an area where park visitors access the site. Entrance zones may include parking, trailheads, site orientation signage, and/or other visitor facilities. The two entrance zones were labeled as "alternative" because it is not yet known which entrance zone location works best for the site. Also, it has not yet been determined whether an entrance zone on parcel F would be pedestrian-only or provide for vehicular access and/or parking.

The GMP map has been revised to show a single "possible" entrance zone. GMP text has been revised to clearly indicate that the future CDP for this park will

address the issue of whether parking is needed at parcel F and if so, how to accommodate it.

Community Safety Issues

The Balmoral Greens community expressed concern that by providing parking there is an increased risk for illicit activity. This was of particular concern at Parcel F but was also identified as an issue for the park overall. The community suggested several alternatives including excluding all parking, locating parking offsite, or locating the parking such that it was clearly visible from the road to discourage misuse of the parking area. The GMP text was subsequently revised to reflect community concerns and provide guidance for considering alternatives when the CDP is developed.

Parking Aesthetics

Some members of the community suggested that the parking be well screened from the road to minimize views of the parking area from those traveling on the road. There is a need to balance the need for good visibility with appropriate landscape screening to create an aesthetically pleasing design. The GMP has been revised to indicate that the CDP should determine what that appropriate balance is.

Restrooms

The community expressed concern that restrooms might be located at the site. The GMP does not provide for restroom facilities at the park. None are proposed or will be provided.

Tree Removal

Tree clearing may be necessary to protect the Civil War earthworks onsite due to the possibility of damage caused if trees rooted in the earthen fortifications fall. Staff has responded to citizen questions regarding the nature of the tree removal.

Trails

The GMP map that went to public hearing showed a trail along the east side of Balmoral Greens Avenue. Several people spoke in favor of a trail along Balmoral Greens Avenue but some suggested that it be located on the west side of the road. This raises issues relative to where crosswalks may need to be provided for access since the park is located on both sides of the road. Staff believes the issue should be addressed as part of the CDP. The GMP map has been changed to remove the trail for now. GMP text has been changed to provide guidance for considering this issue in the future when a CDP is prepared.

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The General Management Plan has been revised following the public hearing and comment period to address community concerns (see Attachment 3). Staff recommends adoption of the revised Plan.

FISCAL IMPACT:

Staff salaries to complete this planning project will be from the General Fund 001 budget.

ENCLOSED DOCUMENTS:

- Attachment 1: Public Hearing Summary for Ox Hill Battlefield/Confederate Fortifications Master Plan dated September 12, 2004
- Attachment 2: Written Public Comments Summary for Confederate Fortifications
- Attachment 3: Draft: Confederate Fortifications Historic Site General Management Plan, Phase I dated December 2004

STAFF:

Michael A. Kane, Director
Timothy K. White, Deputy Director
Lynn S. Tadlock, Director, Planning & Development Division
Kirk Holley, Manager, Park Planning Branch
Irish Grandfield, Project Manager, Master Planning
Liz Crowell, Resource Management Division

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INFORMATION - 1

Basic Financial Statements and Management's Discussion and Analysis As of June 30, 2004

Fairfax County Park Authority is required, on an annual basis, to have an external audit and review of the basic financial statements produced by the Authority. This audit has been conducted by KPMG, the County's external auditors, and an opinion and any recommendations are obtained from the audit review. The Audit includes a review of the financial statements of the governmental activities to ensure that they are free of any misstatements. The audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the basic financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall basic financial statement presentation. Recommendations are suggestions for improvements and are sent to the Director of the Park Authority. Any material findings are written in the form of an opinion and sent to the Director and Park Authority Board as well as the Department of Finance and the County Board of Supervisors.

On January 12, 2005 staff presented the *Basic Financial Statements and Management's Discussion and Analysis for the fiscal year ended June 30, 2004*. Once again, no findings were reported in the audit process nor disclosed in the Independent Auditor's Report. KPMG's Independent Audit Report and opinion state that the *Basic Financial Statements as of June 30, 2004*, fairly and in all material respects, present the financial position of the governmental activities and the major funds of the Authority as of June 30, 2004, and the results of its operations for the year are in conformity with generally accepted accounting principles.

The financial report consists of three parts: management's discussion and analysis, basic financial statements and notes to those statements, and required supplementary information. The management's discussion and analysis section provides a narrative introduction, overview and analysis of the statements. The financial statements include government wide financial statements, fund financial statements and notes to the financial statements. The required supplementary section presents budget to actual data and also provides a reconciliation of actual revenues and expenditures (budget basis) to those reflected in the financial statement.

(This item has been reviewed by the Budget Committee on January 12, 2005, and approved for submission to the Park Authority Board.)

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ENCLOSED DOCUMENTS:

Attachment 1 - (Note: *The Basic Financial Statements and Management's Discussion and Analysis as of June 30, 2004*, were distributed as part of the January 12, Budget Committee Package.)

STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Miriam C. Morrison, Director, Administration Division

Seema Ajrawat, Fiscal Administrator, Administration Division

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INFORMATION -2

Early Season Use of Park Authority Athletic Fields by Fairfax County Public Schools

The Fairfax County Public Schools are increasingly challenged to provide athletic fields for high school sports program. The Park Authority works cooperatively with the Public Schools by providing access to park fields to meet needs that cannot be addressed at school sites.

The Fairfax County Public Schools' athletic schedule follows dates set by the Virginia High School League. Because these dates are inconsistent with the Park Authority Field Use Policy (Policy 402), the Park Authority and the Public Schools entered into a *Facilities Use Agreement* to support school athletics. Per this agreement, the Public Schools submit an annual request for use of Park Authority athletic fields. Staff reviews the request and approves use as stipulated in the *Facilities Use Agreement*.

The staff approval of the Schools' request for use of Park Authority athletic fields in 2005 is attached. This approval represents a reduction in the number of fields given to the schools from nineteen (19) in 2004 to seventeen (17) in 2005.

ENCLOSED DOCUMENTS:

- Attachment 1: January 14, 2005, Memorandum to Paul Jansen, Director of Student Activities from the Park Authority Director approving use of fields for 2005.
- Attachment 2: November 19, 2004, Memorandum to Michael A. Kane, Director of Fairfax County Park Authority from Paul Jansen, Director of Student Activities.

STAFF:

Michael A. Kane, Director
Timothy K. White, Deputy Director
Brian Daly, Director, Park Operations Division
Dan Sutherland, Manager, Grounds Management Branch